

HOUSING AUTHORITY OF THE CITY OF NEVADA, MO

HELD THIS 15th DAY OF NOVEMBER 2012

On this 15th day of November, 2012 at 6:10 p.m., the Housing Authority of the City of Nevada, MO met in special session at the Nevada Housing Authority, 1117 N. West St., Nevada, MO 64772.

The meeting was called to order by Frankie L. Davis, Chairperson.

Roll call was taken with the following present:

Commissioners: Nellie Jo Boyd, Lois Crowe, Frankie L. Davis, Jennifer Thomas and Mike Turnbull

Absent:

Also present: Carol Branham, Executive Director

There was a motion made by Commissioner Mike Turnbull to approve the agenda as written. Commissioner Jennifer Thomas seconded the motion. A vote was taken and recorded as follows:

Ayes: Commissioners Lois Crowe, Frankie L. Davis, Jennifer Thomas, Mike Turnbull, Nellie Jo Boyd

Nays: None

Absent: None

CONSENT AGENDA

A motion was made by Commissioner Mike Turnbull to approve the consent agenda which included:

- Minutes (Regular Session, October 24, 2012)

The motion was seconded by Commissioner Lois Crowe. A vote was taken and recorded as follows:

Ayes: Commissioners Frankie L. Davis, Jennifer Thomas, Mike Turnbull, Nellie Jo Boyd and Lois Crowe

Nays: None

Absent: None

EXECUTIVE DIRECTOR REPORT

Consideration was give and discussion held on the written and verbal Executive Director's report including the following:

- **Letter of request to VCAD for antenna placement. Executive Director will attend the monthly VCAD meeting at 7 p.m. this evening to present request.**
- **FYE June 30, 2012 audit field work completed today by Scott Benton.**
- **Dunn Relocation completed the move of the last two accessible units to receive upgrades on N. West St.**
- **Quartz Plus is requesting change of sub-contractor for Fairground Estates accessible units upgrades for plumber due to health problems of sub-contractor following a recent accident. No concerns with the change and review have taken place by the architect.**

Motion was made by Commissioner Jennifer Thomas to approve the Executive Director's written and verbal report. Motion was seconded by Commissioner Nellie Jo Boyd. A roll call vote was taken and recorded as follows:

Ayes: Commissioners Jennifer Thomas, Mike Turnbull, Nellie Jo Boyd, Lois Crowe and Frankie L. Davis

Nays: None

Absent: None

PRESIDENT REPORT

Chairperson Davis informed the board that she has the exit interview with the auditor and there were only a couple matters that he discussed. A written report will be presented at a later date. Chairperson Davis complimented the staff.

Chairperson Davis informed the board that she will be out November 27th through December 8th and will not be at the board meeting on November 29th.

NEW BUSINESS

Consideration was given and discussion held on Resolution No. 796 [Change Order #2 with Quartz Plus – Fairground Estates-Accessible Units Upgrade].

Motion was made by Commissioner Jennifer Thomas to approve Resolution No. 796 as written in the amount of \$8180. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:

Ayes: Commissioners Mike Turnbull, Nellie Jo Boyd, Lois Crowe, Frankie L. Davis and Jennifer Thomas

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 797 [Approval of Change Order for Rio Contracting, Chapman Estates Accessible Units Upgrades]. A motion was made by Commissioner Mike Turnbull to approve Resolution No. 797 as written to extend contract by 12 calendar days. The motion was seconded by Commissioner Lois Crowe. A vote was taken and recorded as follows:

Ayes: Commissioners Nellie Jo Boyd, Lois Crowe, Frankie L. Davis, Jennifer Thomas and Mike Turnbull

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 798 [2012 Reconciliation of Coverage with MHAPCI]. A motion was made by Commissioner Lois Crowe to approve Resolution No. 798 as written in the amount of \$4783.14. The motion was seconded by Commissioner Nellie Jo Boyd. A vote was taken and recorded as follows:

Ayes: Commissioners Lois Crowe, Frankie L. Davis, Jennifer Thomas, Mike Turnbull and Nellie Jo Boyd

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 799 [2013 Annual Renewal of Coverage with MHAPCI]. A motion was made by Commissioner Nellie Jo Boyd to approve Resolution No. 799 as written in the amount of \$40,832.76. The motion was seconded by Commissioner Lois Crowe. A vote was taken and recorded as follows:

Ayes: Commissioners Frankie L. Davis, Jennifer Thomas, Mike Turnbull, Nellie Jo Boyd and Lois Crowe

Nays: None

Absent: None

Consideration was given and discussion held on Resolution No. 800 [Approval of HUD Form 52267 Annual PILOT (Payment in Lieu of Taxes) to the City of Nevada, MO]. A motion was made by Commissioner Mike Turnbull to approve Resolution No. 800 as written in the amount of \$31,359.53. The motion was seconded by Commissioner Jennifer Thomas. A vote was taken and recorded as follows:

Ayes: Commissioners Jennifer Thomas, Mike Turnbull, Nellie Jo Boyd, Lois Crowe and Frankie L. Davis.

Nays: None

Absent: None

MISCELLANEOUS MATTERS

NONE

Being no further business to come before the board, Chairperson Frankie L. Davis adjourned the special session meeting.

Open session adjourned at 6:20 p.m.

FRANKIE L. DAVIS, CHAIRPERSON

/S/ _____
**CAROL BRANHAM, EXECUTIVE DIRECTOR/
RECORDING SECRETARY**

C E R T I F I C A T I O N

I, Carol Branham, the duly appointed and qualified Acting Secretary of the Housing Authority of the City of Nevada, MO do hereby certify that this is the true

and correct copy of the original minutes, of the meeting held on the 24th day of October 2012 as it related to the matters set forth is said extract, and I do further certify that each Resolution adopted at said meeting is on file and of record.

IN TESTIMONY WHEREOF, I have hereunto set my hand the Seal of Authority this 29th day of November, 2012.

/s/ _____

Carol Branham, Executive Director

(SEAL)